

# Unit 7200 Radice Ct # 204 - Environ Towers

7200 Radice Ct # 204 - 7100 Radice Ct, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	F10448700
Status:	Active
Size:	1,384 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$259,000
List PPSF:	\$187
Valuated Price:	\$210,000
Valuated PPSF:	\$152

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	272
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	7%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

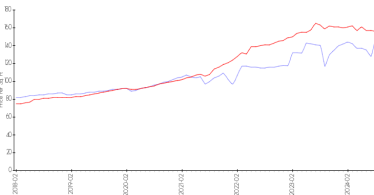
Environ Towers A Condo Association  
 7200 Radice Court Apartment 301 Lauderhill, FL 33319  
 (954) 733-2637

## Recent Sales

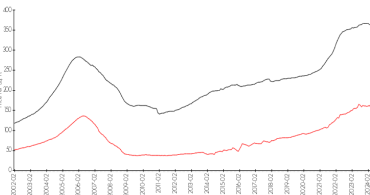
Unit #	Size	Closing Date	Sale Price	PPSF
805	1,149 sq ft	Aug 2024	\$185,000	\$161
205	1,149 sq ft	Jul 2024	\$150,000	\$131
401	1,972 sq ft	Apr 2024	\$240,000	\$122
805	1,149 sq ft	Apr 2024	\$180,000	\$157
602	1,407 sq ft	Mar 2024	\$160,000	\$114
601	1,954 sq ft	Mar 2024	\$315,000	\$161

## Market Information

Environ Towers vs Lauderhill



Lauderhill vs Broward

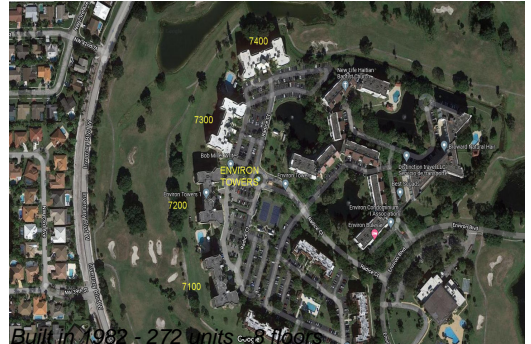


Environ Towers: \$149/sq. ft.  
 Lauderhill: \$156/sq. ft.

Lauderhill: \$156/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Environ Towers	8%
Lauderhill	5%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Environ Towers	50 days
Lauderhill	75 days
Broward	72 days